



Planning statement incorporating heritage Statement

In support of a planning application for the erection of an agricultural livestock building, at Land near Burrows Cottage, Upottery, Honiton.

Planning Reference: 21/1468/FUL

On behalf of Messrs Hutchings

Prepared by:

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REF: 189

1.0 *Introduction*

It is proposed to erect a livestock housing building for the rearing of calves

The location of the building was carefully considered. This decision to locate the proposed building in its current position was made with careful thought to the Listed Building, landscape impact and practical requirements.

2.0 *Listed Buildings*

There is a listed building near the property, Burrow Cottage which is located approximately 50m to the east of the proposed building and separated by the council maintained highway.

2.1 *Burrow Cottage*

Heritage Category: Listed Building

Grade: II

List Entry Number: 1333701

Date first listed: 16-Mar-1988

Statutory Address: BURROW COTTAGE

UPOTTERY ST 20 NW 7/93 Burrow Cottage - - II Cottage. Probably C18, an extension now (1987) under construction. Plastered local stone and flint rubble; stone rubble stack topped with C19 brick; thatch roof. Plan: 2-room plan cottage facing west and the larger left (north) end room has a gable-end stack. A third room is now under construction at the right (south) end. 2 storeys. Exterior: irregular front fenestration with 2 ground floor windows and one first floor window rising a short distance into the eaves. All are small late C19 casements with glazing bars. The front doorway is slightly right of centre and contains a C19 plank door. The roof is gable ended to left and half-hipped to right. The walls of the extension includes provision for another front door and window. Interior: not available for inspection at time of survey.

2.2 *Impact of proposed building*

The location of the proposed building is approximately 50m away from the nearest point of the listed building of Burrow Cottage. Between the cottage and the proposed building is the council maintained highway. The proposed site was not only chosen for practical reasons, but also its significant distance from the listed building.

Therefore there is little or no impact on the listed building from the proposed building as they are a significant distance away from each other.

3.0 *Agricultural requirements*

The building has been designed to allow the highest welfare standards for the rearing of calves.

The location of the proposed building was also considered the most practical from an agricultural perspective, but also from a visual impact. The location is adjoining the road and located at the lowest point in the property. With mature trees to the south of the road this provides further screening for the proposed building.